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Idaho Construction Report

Volume 39, Number 1 Dr. Kelly K. Matthews—Economist *January 1992*

Residential construction activity in several cities across Idaho continued to boom in January. A combination of in-migration, expanding employment opportunities, low mortgage rates, and relatively mild weather contributed to the large gain in single-family construction. Total single-family permits in January at 325 were greater than the permit total for either November or December of 1991.

A very large percentage of new residential construction remains centered in the larger urban areas. Activity within Kootenai, Ada and Bonneville counties accounted for 73 percent of the statewide single-family starts. Furthermore, in January, there were no new residential construction permits issued in 24 of the 56 locations. This was down from 29 such locations in January 1991, but nevertheless, the number remains surprisingly high. The average single-family permit valuation in January 1992 was $80,071, down modestly from $81,290 in January last year.

Please note that, as of January 1992, Post Falls has replaced Benewah County in the Northern Idaho section of the *Idaho Construction Report.* All 1991 numbers have also been adjusted so the 1992 percentage changes are based on comparable data.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations for January 1992 was $51,506,931, soaring 109.0 percent above January 1991. *NEW RESIDENTIAL CONSTRUCTION* for 377 new dwelling units totaled $27,346,443, an increase of 146.4 percent in number and 163.2 percent in value compared with a year ago. Included in the January residential permits were 325 single-family, 22 multi-family, and 30 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* with a valuation of $9,701,117 rose 37.1 percent from a year ago, while *ALTERATIONS AND REPAIRS* totaling $14,459,371 gained 101.5 percent.

Building Permit Construction Summary

	January 1992	January 1992	% Chg
Total New Dwelling Units	377	153	+ 146.4
Single-Family	325	119	+ 173.1
Multi-Family	22	10	+ 120.0
Mobile Homes	30	24	+ 25.0
Total Residential Value	$ 27,346,443	$ 10,390,954	+ 163.2
Single-Family	26,023,043	9,673,668	+ 169.0
Multi-Family	975,085	528,320	+ 84.6
Mobile Homes	348,315	188,966	+ 84.3
Nonresidential Value	9,701,117	7,077,965	+ 37.1
Alterations & Repair Value	14,459,371	7,176,065	+ 101.5
TOTAL CONSTRUCTION VALUE	**$ 51,506,931**	**$ 24,644,984**	**+ 109.0**

IDAHO CONSTRUCTION REPORT

JANUARY 1992

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	1	$70,000	$0	$0	$70,000
Coeur d'Alene	15	34	1,090,179	0	171,985	1,262,164
Kootenai County Un	11	35	965,238	419,448	82,952	1,467,638
Craigmont	0	2	0	0	4,700	4,700
Grangeville	0	3	0	0	20,458	20,458
Lewiston	6	62	470,889	164,366	225,546	860,801
Nez Perce Co Un	1	10	49,728	535,352	78,984	664,064
Moscow	10	19	655,815	0	253,375	909,190
Latah County Un	0	3	0	24,294	8,640	32,934
Orofino	0	5	0	0	41,000	41,000
Osburn	0	3	0	0	5,490	5,490
Sandpoint	1	11	0	0	77,781	77,781
St. Maries			NO PERMITS ISSUED			0
Post Falls*	22	40	1,729,070	2,999,134	124,620	4,852,824
TOTAL NORTHERN	67	228	$5,030,919	$4,142,594	$1,095,531	$10,269,044
Boise City	89	1,273	$7,867,820	$738,874	$7,613,244	$16,219,938
Meridian	61	76	4,409,400	0	51,991	4,461,391
Ada County Un	33	92	2,327,159	42,300	2,573,073	4,942,532
Caldwell	0	5	0	16,000	35,100	51,100
Canyon County Un	27	49	1,639,542	1,614,363	63,777	3,317,682
Nampa	13	37	722,414	34,000	280,827	1,037,241
Emmett	1	20	71,162	0	194,842	266,004
Gooding			NO PERMITS ISSUED			0
Hailey	1	4	68,680	0	47,680	116,360
Ketchum	0	1	0	0	24,000	24,000
Sun Valley	0	1	0	0	750	750
Blaine County Un	1	4	90,000	7,000	140,000	237,000
Jerome	0	3	0	0	6,900	6,900
Mountain Home	0	5	0	0	11,304	11,304
Payette	0	1	0	1,000	0	1,000
Shoshone	0	1	0	0	15,000	15,000
Twin Falls City	9	35	667,031	128,800	875,034	1,670,865
Twin Falls Co Un	7	9	266,979	0	41,520	308,499
Weiser	2	2	90,000	0	0	90,000
TOTAL SOUTHWESTERN	244	1,618	$18,220,187	$2,582,337	$11,975,042	$32,777,566
Blackfoot	1	3	$65,000	$0	$16,600	$81,600
Bingham County Un	6	6	253,500	0	0	253,500
Idaho Falls	26	41	1,837,760	2,424,570	70,300	4,332,630
Ammon	0	1	0	321,710	0	321,710
Bonneville Co Un	6	12	420,517	56,000	71,456	547,973
Rexburg	1	2	86,100	0	2,000	88,100
Rigby	2	3	150,000	0	1,000	151,000
Jefferson Co Un	4	6	145,100	1,500	12,000	158,600
Salmon			NO PERMITS ISSUED			0
Lemhi County Un			NO PERMITS ISSUED			0
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	46	74	$2,957,977	$2,803,780	$173,356	$5,935,113
American Falls	1	2	$8,600	$75,000	$0	$83,600
Power County Un	1	1	70,000	0	0	70,000
Burley	0	4	0	0	29,000	29,000
Chubbuck	1	4	70,000	0	60,000	130,000
Montpelier			NO PERMITS ISSUED			0
Pocatello	13	26	778,190	0	477,242	1,255,432
Bannock County Un	2	5	153,270	19,976	0	173,246
Preston			NO PERMITS ISSUED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	6	0	61,390	649,200	710,590
Minidoka County Un	2	6	57,300	16,040	0	73,340
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	20	54	$1,137,360	$172,406	$1,215,442	$2,525,208
TOTAL 56 LOCATIONS	377	1,974	$27,346,443	$9,701,117	$14,459,371	$51,506,931

*Post Falls has replaced Benewah County.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

JANUARY 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	$0	$0	$9,000	$9,000
Coeur d'Alene	9	29	755,243	160,496	182,888	1,098,627
Kootenai County Un	11	25	915,502	78,966	32,214	1,026,682
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	4	0	5,000	17,000	22,000
Lewiston	1	43	117,046	0	265,332	382,378
Nez Perce Co Un	0	2	0	5,220,312	15,552	5,235,864
Moscow	0	6	0	0	21,500	21,500
Latah County Un			NO PERMITS ISSUED			0
Orofino	0	5	0	0	4,460	4,460
Osburn			NO PERMITS ISSUED			0
Sandpoint	1	7	89,987	0	41,800	131,787
St. Maries	2	7	30,900	0	166,180	197,080
Post Falls*	3	10	164,331	0	12,110	176,441
TOTAL NORTHERN	27	139	$2,073,009	$5,464,774	$768,036	$8,305,819
Boise City	32	782	$2,952,358	$0	$4,014,791	$6,967,149
Meridian	10	14	585,607	60,000	3,800	649,407
Ada County Un	23	62	1,514,800	103,374	175,065	1,793,239
Caldwell	0	6	0	1,071,000	40,650	1,111,650
Canyon County Un	12	16	624,259	208,437	25,178	857,874
Nampa	6	29	274,485	0	238,983	513,468
Emmett	3	14	327,919	0	29,268	357,187
Gooding	0	1	0	0	25,000	25,000
Hailey	0	6	0	0	71,150	71,150
Ketchum	0	2	0	0	4,500	4,500
Sun Valley	0	4	0	0	52,200	52,200
Blaine County Un	1	2	275,000	0	20,000	295,000
Jerome	0	3	0	0	13,975	13,975
Mountain Home	1	8	59,520	0	25,667	85,187
Payette	2	5	72,000	0	52,000	124,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	3	18	154,351	0	357,450	511,801
Twin Falls Co Un			NO PERMITS ISSUED			0
Weiser	0	1	0	0	12,000	12,000
TOTAL SOUTHWESTERN	93	973	$6,840,299	$1,442,811	$5,161,677	$13,444,787
Blackfoot	0	3	$0	$1,500	$40,000	$41,500
Bingham County Un	4	6	217,000	0	65,000	282,000
Idaho Falls	16	32	909,900	102,630	492,752	1,505,282
Ammon	0	2	0	0	22,600	22,600
Bonneville Co Un	4	11	52,810	60,000	132,700	245,510
Rexburg	0	2	0	0	4,600	4,600
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	1	5	12,000	6,250	10,000	28,250
Salmon	0	3	0	0	9,400	9,400
Lemhi County Un	1	6	0	0	53,300	53,300
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	26	70	$1,191,710	$170,380	$830,352	$2,192,442
American Falls			NO PERMITS ISSUED			$0
Power County Un	1	1	16,000	0	0	16,000
Burley	1	1	55,000	0	0	55,000
Chubbuck	0	2	0	0	14,500	14,500
Montpelier			NO PERMITS ISSUED			0
Pocatello	2	10	139,000	0	329,900	468,900
Bannock County Un	1	2	0	0	7,000	7,000
Preston	0	1	0	0	2,500	2,500
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	7	63,936	0	61,300	125,236
Minidoka County Un	1	1	12,000	0	0	12,000
Soda Springs	0	1	0	0	800	800
TOTAL SOUTHEASTERN	7	26	$285,936	$0	$416,000	$701,936
TOTAL 56 LOCATIONS	153	1,208	$10,390,954	$7,077,965	$7,176,065	$24,644,984

**Post Falls has replaced Benewah County.*

Source: FSBI, NA

NEW RESIDENTIAL UNITS

JANUARY 1992

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$70,000	0	$0	0	$0
Coeur d'Alene	13	1,016,091	2	74,088	0	0
Kootenai County Un	9	965,238	0	0	2	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	5	440,889	0	0	1	30,000
Nez Perce Co Un	1	49,728	0	0	0	0
Moscow	4	320,815	6	335,000	0	0
Latah County Un			NO NEW	RESIDENTIAL		
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	0	0	0	0	1	0
St. Maries			NO NEW	RESIDENTIAL		
Post Falls*	22	1,729,070	0	0	0	0
TOTAL NORTHERN	55	$4,591,831	8	$409,088	4	$30,000
Boise City	83	$7,608,820	6	$259,000	0	$0
Meridian	59	4,357,785	0	0	2	51,615
Ada County Un	26	2,301,959	0	0	7	25,200
Caldwell			NO NEW	RESIDENTIAL		
Canyon County Un	23	1,592,642	0	0	4	46,900
Nampa	10	642,647	2	79,767	1	0
Emmett	1	71,162	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	1	68,680	0	0	0	0
Ketchum			NO NEW	RESIDENTIAL		
Sun Valley			NO NEW	RESIDENTIAL		
Blaine County Un	1	90,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home			NO NEW	RESIDENTIAL		
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	9	667,031	0	0	0	0
Twin Falls Co Un	3	266,979	0	0	4	0
Weiser	2	90,000	0	0	0	0
TOTAL SOUTHWESTERN	218	$17,757,705	8	$338,767	18	$123,715
Blackfoot	1	$65,000	0	$0	0	$0
Bingham County Un	5	251,500	0	0	1	2,000
Idaho Falls	22	1,682,720	4	155,040	0	0
Ammon			NO NEW	RESIDENTIAL		
Bonneville Co Un	4	359,017	0	0	2	61,500
Rexburg	1	86,100	0	0	0	0
Rigby	2	150,000	0	0	0	0
Jefferson Co Un	3	144,500	0	0	1	600
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un			NO NEW	RESIDENTIAL		
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	38	$2,738,837	4	$155,040	4	$64,100
American Falls	0	$0	0	$0	1	$8,600
Power County Un	1	70,000	0	0	0	0
Burley			NO NEW	RESIDENTIAL		
Chubbuck	1	70,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	11	706,000	2	72,190	0	0
Bannock County Un	1	88,670	0	0	1	64,600
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	0	0	0	0	2	57,300
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	14	$934,670	2	$72,190	4	$130,500
TOTAL 56 LOCATIONS	325	$26,023,043	22	$975,085	30	$348,315

*Post Falls has replaced Benewah County.

Source: FSBI, NA

NEW RESIDENTIAL UNITS

JANUARY 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	9	755,243	0	0	0	0
Kootenai County Un	9	915,502	0	0	2	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	1	117,046	0	0	0	0
Nez Perce Co Un			NO NEW RESIDENTIAL			
Moscow			NO NEW RESIDENTIAL			
Latah County Un			NO NEW RESIDENTIAL			
Orofino			NO NEW RESIDENTIAL			
Osburn			NO NEW RESIDENTIAL			
Sandpoint	1	89,987	0	0	0	0
St. Maries	0	0	0	0	2	30,900
Post Falls*	3	164,331	0	0	0	0
TOTAL NORTHERN	23	$2,042,109	0	$0	4	$30,900
Boise City	32	$2,952,358	0	$0	0	$0
Meridian	9	573,607	0	0	1	12,000
Ada County Un	18	1,513,300	0	0	5	1,500
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	10	578,259	0	0	2	46,000
Nampa	5	274,485	0	0	1	0
Emmett	3	327,919	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey			NO NEW RESIDENTIAL			
Ketchum			NO NEW RESIDENTIAL			
Sun Valley			NO NEW RESIDENTIAL			
Blaine County Un	1	275,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	1	59,520	0	0	0	0
Payette	2	72,000	0	0	0	0
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	2	153,595	0	0	1	756
Twin Falls Co Un			NO NEW RESIDENTIAL			
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	83	$6,780,043	0	$0	10	$60,256
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	3	212,000	0	0	1	5,000
Idaho Falls	6	381,580	10	528,320	0	0
Ammon			NO NEW RESIDENTIAL			
Bonneville Co Un	0	0	0	0	4	52,810
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	0	0	0	0	1	12,000
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	0	0	0	0	1	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	9	$593,580	10	$528,320	7	$69,810
American Falls			NO NEW RESIDENTIAL			
Power County Un	0	0	0	0	1	16,000
Burley	1	55,000	0	0	0	0
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	2	139,000	0	0	0	0
Bannock County Un	0	0	0	0	1	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	1	63,936	0	0	0	0
Minidoka County Un	0	0	0	0	1	12,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	4	$257,936	0	$0	3	$28,000
TOTAL 56 LOCATIONS	119	$9,673,668	10	$528,320	24	$188,966

*Post Falls has replaced Benewah County.

Source: FSBI, NA